

047.C

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

419,000 / 419,000

419,000 / 419,000

419,000 / 419,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		MEDFORD ST, ARLINGTON

OWNERSHIP

Owner 1:	SIMMONDS MARILYN J/TRUSTEE	Unit #:	2
Owner 2:	MEG REALTY TRUST		
Owner 3:			

Street 1: 122 MEDFORD STREET #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SIMMONDS MARILYN J -

Owner 2: -

Street 1: 122 MEDFORD STREET #2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1961, having primarily Vinyl Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	419,000			419,000		
							154433
							GIS Ref
							GIS Ref
							Insp Date
							07/11/18

PREVIOUS ASSESSMENT								Parcel ID	047.C-0001-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	412,900	0	.	.	412,900	412,900	Year End Roll	12/18/2019
2019	102	FV	424,100	0	.	.	424,100	424,100	Year End Roll	1/3/2019
2018	102	FV	375,600	0	.	.	375,600	375,600	Year End Roll	12/20/2017
2017	102	FV	342,900	0	.	.	342,900	342,900	Year End Roll	1/3/2017
2016	102	FV	342,900	0	.	.	342,900	342,900	Year End	1/4/2016
2015	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/11/2014
2014	102	FV	303,000	0	.	.	303,000	303,000	Year End Roll	12/16/2013
2013	102	FV	303,000	0	.	.	303,000	303,000		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMMONDS MARILYN	39916-554		7/14/2003	Family		1	No	No	
SIMMONDS MARILYN	39916-530		7/14/2003	Family		1	No	No	
SIMMONDS MARILYN	34978-52		3/6/2002	Family		1	No	No	
MAC DONALD REGI	33402-244		8/6/2001		269,000	No	No	P	
	20007-292		8/1/1989		160,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/11/2018										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. 2021

Database: AssessPro - FY2021 apro



Prior Id # 1:	154433
Prior Id # 2:	
Prior Id # 3:	
Print Date	
Print Time	
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			Building Number 1.																
Sty Ht: 2 - 2 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 1 - Concrete				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																			
Prime Wall: 4 - Vinyl				A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1 - Gable				OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																			
Color: BLUE				A Kits:	Rating:																			
View / Desir: N - NONE				Frl:	Rating:																			
GENERAL INFORMATION				WSFlue:	Rating:																			
Grade: C - Average				CONDOS INFORMATION																				
Year Blt: 1961	Eff Yr Blt:			Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdict:		Fact:	.	Floor: 1 - 1st Floor																				
Const Mod:				% Own: 50.000000000																				
Lump Sum Adj:				Name: 86 - 7044																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	5	2	0													
Sec Int Wall:		%		Economic:		Additions:																		
Partition: T - Typical				Special:		Kitchen:																		
Prim Floors: 3 - Hardwood				Override:		Baths:																		
Sec Floors:		%		Total: 18.6 %		Plumbing:																		
Bsmnt Flr:				CALC SUMMARY				Electrical:																
Subfloor:				Basic \$ / SQ: 295.00		Heating:																		
Bsmnt Gar:				Size Adj.: 1.35000002		General:																		
Electric: 3 - Typical				Const Adj.: 1.00999999																				
Insulation: 2 - Typical				Adj \$ / SQ: 402.232																				
Int vs Ext: S				Other Features: 75500																				
Heat Fuel: 1 - Oil				Grade Factor: 1.00																				
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100		% AC:		LUC Factor: 1.00																				
Solar HW: NO		Central Vac:	NO	Adj Total: 514738																				
% Com Wall		% Sprinkled:		Depreciation: 95741		Juris. Factor:		Before Depr:	402.23															
				Deprecated Total: 418997		Special Features: 0		Val/Su Net:	383.70															
						Final Total: 419000		Val/Su SzAd:	383.70															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 047.C-0001-0002.0												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:					Total Special Features:								Total:										
AssessPro Patriot Properties, Inc																				Undisplayed Areas: GLA: 1092	8			